

Development Opportunity—Riverside, CA



Industrial

POTENTIAL DEVELOPMENT IDEAS:

Current industrial tenants within Sycamore Canyon include Ralphs Grocery Distribution Center and Pepsi-Cola Company West. The area is well suited for large box industrial and distribution center development.

LOCATION:

Sycamore Canyon Industrial Area is located at the Interstate 215 and the 60 Freeway Interchange in southeast Riverside. Within six miles of the 91 Freeway and three miles of the March Inland Port and Foreign Trade Zone, coupled with rail access served by BNSF, the area is perfect for industrial users that require readily accessible transportation corridors.

SITE:

The 1,500 acre industrial area has the capacity to accommodate large-scale distribution and industrial development. Lot sizes range from one-acre parcels to 45 acres with the ability to assemble parcels even larger.

Accessibility is available via Eastridge Avenue, Sycamore Canyon Boulevard and Alessandro Boulevard. High visibility is available along the freeway routes.

IMPROVEMENTS:

Major utilities are available in the existing arterial streets. City Public Utilities has installed necessary facilities to serve large electrical customers.

ECONOMIC INCENTIVES:

Redevelopment Incentives: The Redevelopment Agency may assist businesses within this area with loans or grants for building facade improvements and property tax reimbursement incentives to offset development costs for land acquisition, development fees, and certain public infrastructure improvements.

Electric Utility Incentives: The City of Riverside proudly owns, operates and maintains its own electric utility which offers its commercial and industrial customers special

economic development rates for large electric users, long term rate agreements, energy efficiency incentives, lighting programs, energy management services and technical assistance.

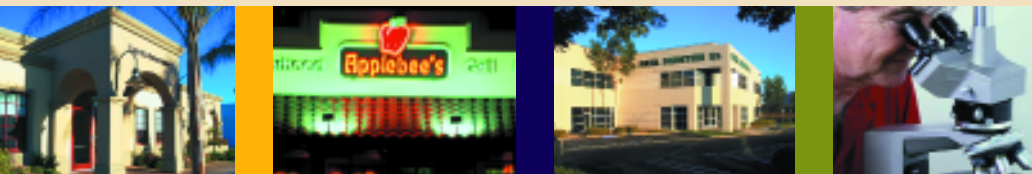
Industrial Development Bond Financing:

This attractive financing tool provides up to \$10 million in tax exempt financing for costs associated with land or building acquisition, capital equipment purchases, construction and architectural and engineering at rates that are 2-3% below prime market rate.

The information included is for site selection purposes only. It reflects the best current information available and is subject to change. The City of Riverside is not responsible for any inaccuracies in this information. Due diligence is encouraged on all development projects and requirements may change on a case by case basis.



CITY OF RIVERSIDE
DEVELOPMENT DEPARTMENT



1-877-RIV-SIDE • fax 909-826-5744
riverside-ca.org
3900 Main Street • Riverside, CA 92522